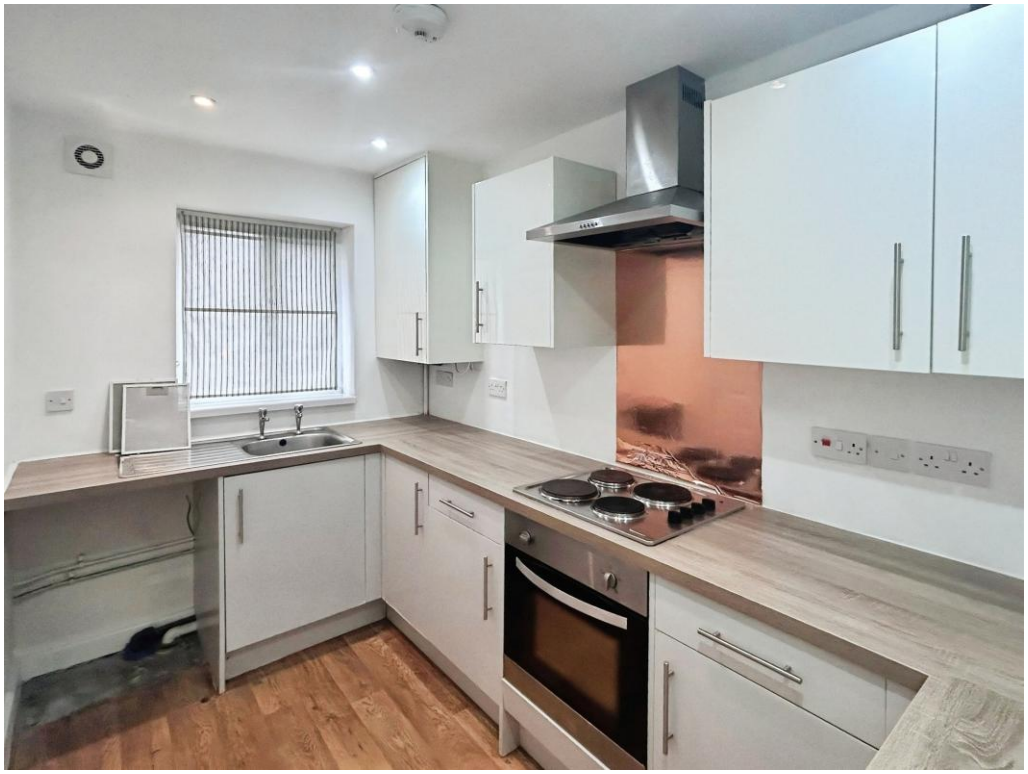
Riverside Court Station Road
Langley Mill Nottingham

burchell edwards

Riverside Court Station Road
Langley Mill Nottingham NG16 4BH

for sale offers in the region of
£160,000



Property Description

Located on Station Road, Langley Road, this well-presented three-bedroom, three-storey mid-terrace property offers spacious and versatile accommodation, ideal for first-time buyers.

The ground floor comprises an entrance hall, convenient WC and a fitted kitchen to the front aspect, alongside a bright living room to the rear with French doors leading out to the enclosed garden. To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor hosts the generous main bedroom benefitting from an en-suite shower room.

Externally, the property enjoys a front garden with decorative iron fencing, whilst to the rear is a private garden with patio and lawn, along with the added advantage of off-street parking accessed from the rear.

Positioned within a popular residential location, the property offers excellent access to local amenities, transport links and schools, making it a fantastic opportunity for those looking to take their first step onto the property ladder.

Ground Floor

Entrance Hall

Composite entrance door leading into a welcoming hall with laminate flooring and access to ground floor accommodation.

Kitchen

Fitted with a range of matching wall and base units incorporating an electric hob with oven and cooker hood over, stainless steel sink and drainer, laminate flooring and a double glazed window to the front.

Living Room

Spacious living area featuring laminate flooring, wall mounted radiator and double glazed French doors opening out to the rear garden.

W.C

Fitted with a ceramic toilet and wash hand basin, laminate flooring and a double glazed opaque window to the front aspect.

First Floor

Landing

Carpeted landing with stairs rising to the second floor and access to bedrooms and bathroom.

Bedroom Two

Double bedroom with carpet flooring, wall mounted radiator and two double glazed windows overlooking the rear.

Bedroom Three

Well-proportioned bedroom featuring carpet flooring, wall mounted radiator and a double glazed window to the front.

Bathroom

Comprising a ceramic toilet, wash hand basin and bath with shower over, complemented by spotlights and vinyl flooring.

Second Floor

Landing

Providing access to the principal bedroom and with carpet flooring.

Bedroom One

Generous main bedroom with carpet flooring, wall mounted radiator, double glazed window to the front and access to the en-suite.

En-Suite

Fitted with a ceramic toilet, wash hand basin and walk-in shower, finished with vinyl flooring.

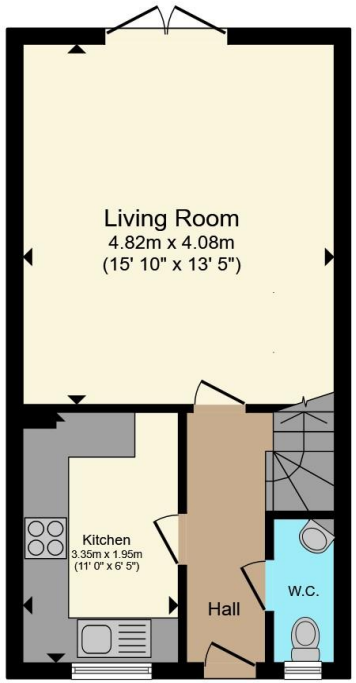
Externals

To the front, a black iron fence surround with pathway leading to the entrance, complemented by trees and shrubs.

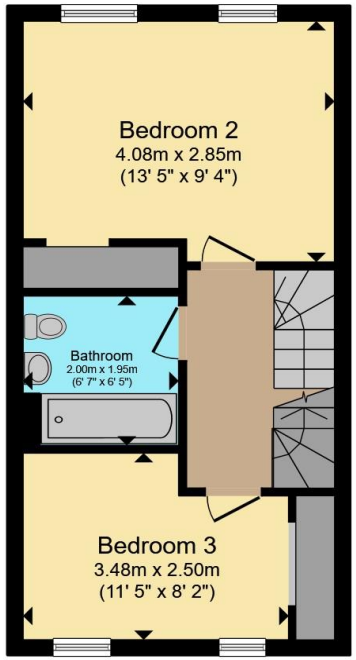
Rear garden - Enclosed garden with fenced boundaries, lawn area, slabbed patio and tree. Access via a rear gate with steps leading down to the parking area.

Agents Note

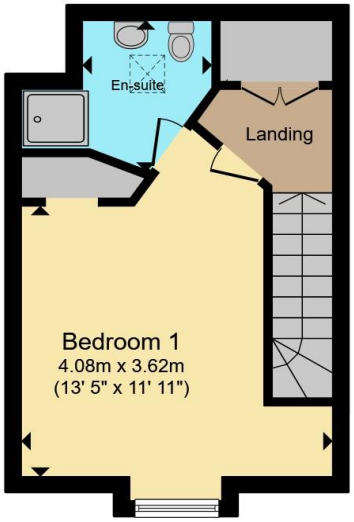
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Second Floor

Total floor area 92.0 m² (990 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: B

Council Tax Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207772

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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